

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/10 Valentine Grove, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$830,000

Median sale price

Median price

\$706,500

Property Type

Unit

Suburb

Armadale

Period - From

01/10/2019

to

31/12/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11/15 Denbigh Rd ARMADALE 3143	\$785,000	19/10/2019
2	1/10 Valentine Gr ARMADALE 3143	\$740,000	22/11/2019
3	5/22 Valentine Gr ARMADALE 3143	\$722,000	26/11/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

05/02/2020 16:37



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$830,000

Median Unit Price

December quarter 2019: \$706,500

Comparable Properties



11/15 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



1/10 Valentine Gr ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$740,000

Method: Sold Before Auction

Date: 22/11/2019

Rooms: 3

Property Type: Apartment



5/22 Valentine Gr ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$722,000

Method: Private Sale

Date: 26/11/2019

Property Type: Apartment